

FOR SALE

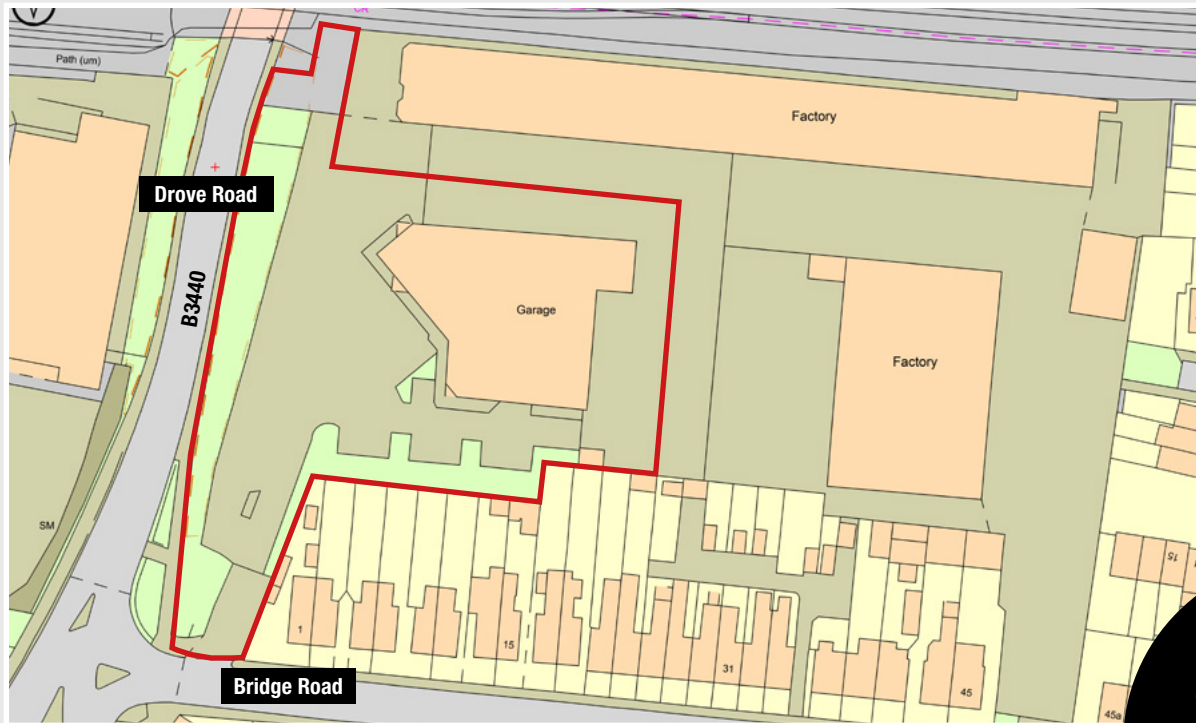
CAR DEALERSHIP WESTON-SUPER-MARE

14,591 ft² on 1.59 acres

**Bridge Road, Weston-super-Mare,
BS23 3NE**

- > Purpose-built freehold car dealership
- > Showroom and workshop with first floor offices and staff facilities
- > 73 display, 26 customer and 40 secure workshop parking spaces
- > Additional leasehold offices, workshop and parking also available
- > Significant alternative use potential



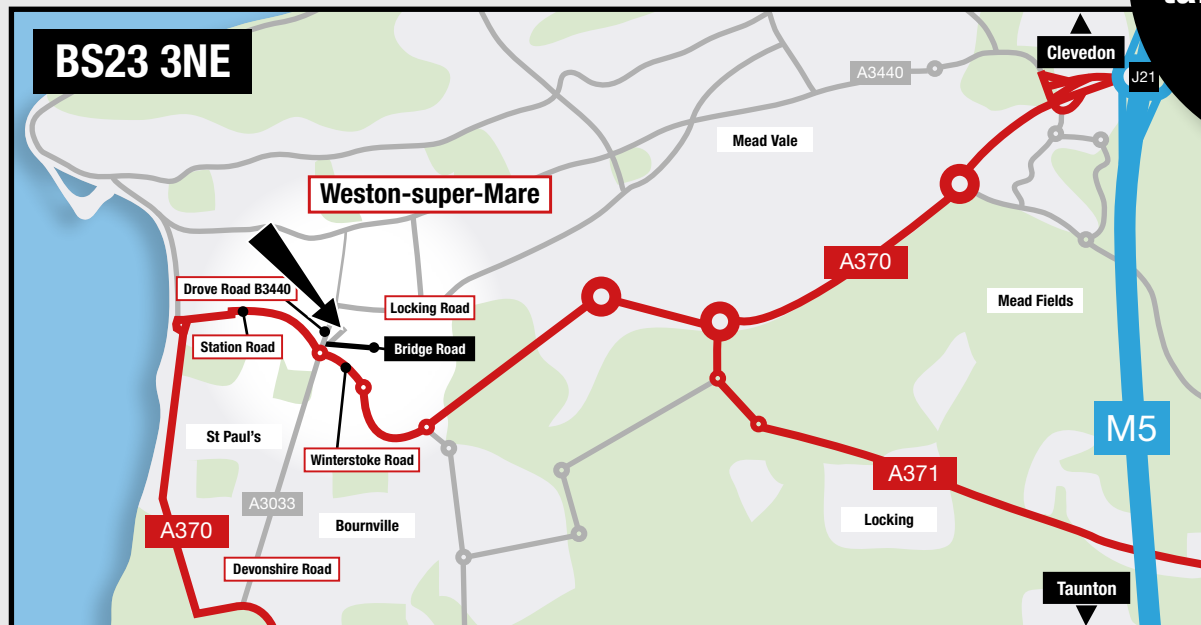


Location

The property is situated in a busy mixed commercial and residential area close to the town centre and railway station, and retail parks including food (ASDA & Waitrose) and non-food (Next, B&M, The Range, Halfords) retail, together with a variety of trade counter operators, leisure offers and car dealerships.

The site is 10 minutes drive from Junction 21 of the M5 motorway which in turn provides access to Bristol and the M4 motorway.

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Description

A purpose-built car dealership occupying a prime fringe of town centre position with good vehicular and pedestrian access, and public transport.

The showroom and offices at the front of the site link to an 8 bay workshop at the rear with separate wet and dry valet and parts storage.

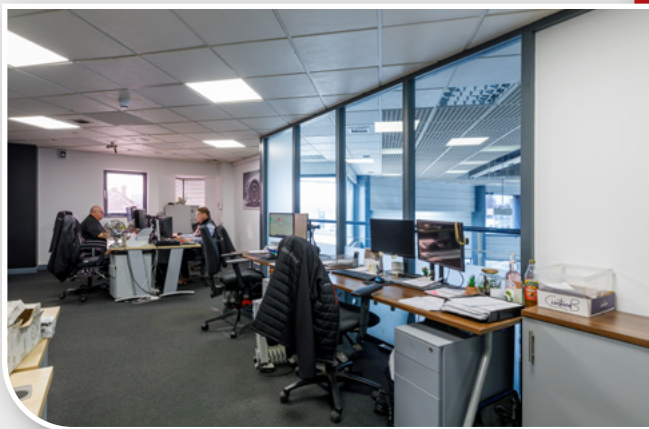
Car parking and vehicle display is arranged around all four sides of the building.



Site Area

The property has a total site area of 1.59 acres.

In addition to the freehold dealership there are also additional adjoining leasehold offices, workshop and parking available comprising a total of 14,887 sq ft on 0.619 of an acre and a separate leasehold workshop of 9,029 sq ft with 34 parking spaces at the rear of the estate.



Floor Areas

	SQ M	SQ FT
Ground Floor		
Showroom & Offices	534.3	5,751
Workshop	367.06	3,951
MOT	56.56	609
Parts	93.93	1,011
1st Floor		
Offices & staff	149.67	1,612
Parts	93.93	1,011
Dry valet	32.78	352
Wet valet	28.15	303
TOTAL GIA	1,356.38	14,600
External Spaces:		
Display	73	
Customer Parking	26	
Workshop Parking	40	
	139	

Tenure

The property (edged red on the site plan) is available freehold with vacant possession. Additional leasehold land and buildings are available by way of separate negotiation.

Rating Assessment

Description - Car showroom & premises
Rateable Value £140,000 (1st April 2023).
Rates Payable (excluding any qualifying relief) £76,440 per annum (2024/25).

Services

We understand all mains services are available to the property.

Planning

The property has planning consent for its existing use. Enquiries in respect of alternative uses should be directed to North Somerset Council.

EPC

The property has a current energy rating of C valid until October 2027.





Terms

Proposals are invited for the purchase of the freehold of the property. Additional leasehold land and buildings are available by way of separate agreement.

VAT

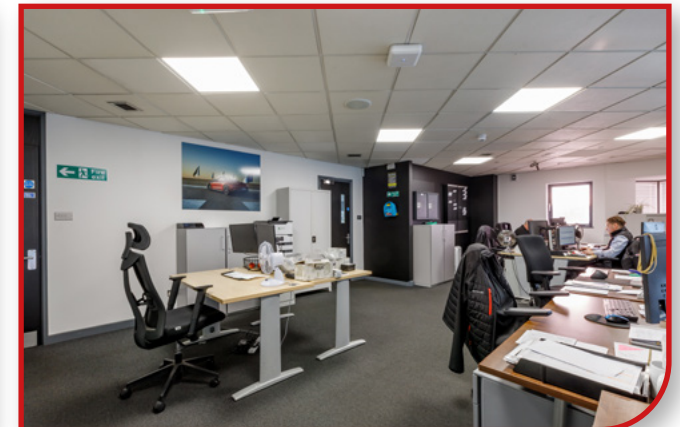
The property is registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The purchaser will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.





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For further details or
to arrange a viewing
please contact:

Paul Taylor
07831 820642
paul@latitudere.co.uk

Andrew Ilsley
07717 292210
andrew@latitudere.co.uk